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Chapter 15-11 Development Review Process

15-11-01 Site Plan Review

- A. **Purpose.** The site plan review process is established in order to assure that all new development proposed for Sandy City will comply with all zoning and development standards as provided in this Code. The general appearance of buildings and structures and the improvement of land shall contribute to an orderly and harmonious appearance and a safe and efficient development. Site plan approval as described in this Chapter shall also be required for issuance of a conditional use permit.

Compliance with the regulations of this Chapter in no sense excuses the developer from the applicable requirements outlined elsewhere in this Code, the International Building Code, Uniform Fire Code, or any more restrictive provisions of covenants, agreements, or other ordinances or laws.

It is not the purpose of this Chapter that design should be so rigidly controlled so as to stifle creativity or individual expression, or that substantial additional expense be incurred; rather, it is the intent of this Chapter that any control exercised be the minimum necessary to achieve the objectives as stated above.

B. Application And Review Process

1. **Requirement.** Site plan review shall be required for the following:
 - a. All proposed new development except single family detached dwelling.
 - b. All plans for earth-sheltered dwellings.
 - c. All additions or alterations to non-conforming structures if a special exception has been granted by the Board of Adjustment.
 - d. Issuance of a Conditional Use Permit
 - e. Modified site plan review shall be required as hereinafter described for all changes in existing structures or sites, except single family detached dwellings.
2. **Pre-application conference for Site Plan Review.** Persons intending to undertake development shall arrange with the Department of Community Development for a pre-application conference. The purpose of the conference shall be to acquaint the applicant with the substantive and procedural requirements of this Code; to provide for an exchange of information regarding applicable elements of the Comprehensive Plan and development requirements, to arrange such technical and design assistance as will aid the applicant, and to otherwise identify policies and regulations that create opportunities or pose significant constraints for the proposed development. The Department will review the development proposal and advise the applicant as to the process for obtaining site plan approval. A conference with the City Development Committee may be recommended.
 - a. Information required for Pre-Application Conference with the Planning staff:
 1. A site plan of the proposed development drawn to an identifiable scale (not smaller than

1" = 30'), identifying the lot, lot size, street frontages, and proposed buildings, structures and landscape areas.

2. A full description of the proposed development with respect to type of use, density, height, construction, square footage and unusual utility demands (including water needs).
- b. Recommendation. Upon review of all information submitted, the Department shall make a recommendation to the applicant as to the adequacy of the proposal and the process necessary for Preliminary Review.

3. **Development Committee Action.**

- a. Meetings shall be called and conducted by the Community Development Department Director.
- b. Representatives from all City Departments, as necessary, shall comprise the Development Committee:

Community Development Department
Public Works Department
Public Utilities Department
City Attorney's Office
Building & Safety
Fire Department
Police Department

- c. Development Committee meetings shall be held at a specified time. Pre-submittal of development plans may take place at this meeting.
- d. The Committee shall review the development proposal and information submitted and shall evaluate the proposal with respect to its compliance with the provisions of the appropriate regulations of this Land Development Code, the International Building Code and any other applicable ordinances or codes of Sandy City.
- e. The Committee may request additional studies or information, such as traffic impact analysis, market feasibility analysis, or water needs analysis and withhold making a recommendation to proceed until such information is provided satisfactorily.
- F. The Committee shall also make the applicant aware that conceptual approval may also be required for developments in the Sensitive Area Overlay Zone and flood plain areas.
- g. Each department shall be responsible to review the project for items relating to their particular department and to give the developer general information relating to the development of his project.

4. **PRELIMINARY SITE PLAN REVIEW BY STAFF.**

Upon the recommendation of the Community Development Department after a pre-application conference with staff, an application for Preliminary Review may be submitted that includes all of the following:

- a. Partial Pre Development Fee Payment. Payment of twenty-five percent of the total development fee is required before Preliminary Site Plan Review begins.
- b. Site Plan Review/Planning Commission Application Form.
- c. Information Required for Review. Site development plans shall be presented for preliminary review, drawn to a scale of no smaller than 1" = 30' by a licensed architect or engineer. Information shall include but may not be limited to the following:
 - (1) Eight (8) copies of Preliminary Site Plan (24" x 36" format) showing all of the following information:
 - (a) Site Plans drawn to a scale of no smaller than 1" = 30' & **STAMPED BY A LICENSED ARCHITECT or ENGINEER** (as required by Utah State Law).
 - (b) Current name, address, phone number and fax number of applicant.
 - (c) Complete meets and bounds legal description of the total site and acreage with an indication of present and proposed ownership.
 - (d) **PROVIDE THE FOLLOWING STATISTICAL INFORMATION** (on the site plan):
 - i. Gross Acreage of Total Project and acreage of phases (if applicable),
 - ii. Square footage of all individual buildings (with square feet of intended uses in each building),
 - iii. Building coverage (% of overall site),
 - iv. Number of parking spaces required (with ratios),
 - v. Number of parking spaces provided,
 - vi. Asphalt Coverage (square feet & percentage),
 - vii. Water Conservation Landscaping
 - viii. Square feet and overall % of overall site in landscaping,
 - ix. Percentage of asphalt area landscaped (min. of 5% is required),
 - x. Open space (% of overall site),
 - xi. Current Zoning of property,
 - xii. Type of Construction
 - (e) Proposed land use(s)
 - (f) Complete dimensions of site and on all items on the site plan (site plan will not be accepted without dimensions).
 - (g) Location, number and size of all existing and proposed buildings.
 - (h) Off-street parking plan showing circulation, number and size of spaces and compliance with all City requirements.
 - (i) Vehicular and pedestrian circulation--ingress, egress, and internal movement (including any existing or proposed recreation trails).
 - (j) Location, width and names of abutting streets. Show center lines of adjacent roads to scale on the plan. Any required road dedications must also be shown on the site plan.
 - (k) Location of all existing and proposed curbs, gutters, sidewalks, drive approaches (including those across the street from project), and fire hydrants.
 - (l) Existing and proposed utility systems including sanitary sewers, storm sewers, water, electric, gas and telephone lines.
 - (m) Location of existing and proposed street lights (including style and height).
 - (n) Location and dimension of abutting property, buildings and parking facilities (and/or conceptual plans for subsequent phases).
 - (o) Location and function of loading and servicing facilities.

- (p) Drainage flows.
 - (q) Location of all landscape areas.
 - (r) Type & height of all fencing (show grades on both sides of fences).
 - (s) Show visibility triangles at all intersections and driveways.
 - (t) Vicinity Map (reduced to scale).
 - (u) North arrow
- (2) Two (2) copies of the Preliminary Water Conservation Landscaping and Irrigation Plan. Include existing trees on the site and berming of all front landscaped areas. Show all existing trees of 5 inches or more in diameter.

The landscape and irrigation plans must also follow the City's Water Conservation and Efficiency Ordinances. Final copies of the landscape and irrigation plan must be submitted and approved with Final reviews prior to final site plan approval.

- (3) Two (2) copies of scaled Exterior Architectural Building Elevations (including all building wall signs), and an indication of building materials to be used. Architectural drawings shall be drawn to a scale of no smaller than 1/8" = one foot. Said elevations or renderings must be sufficiently complete to show building heights and roof lines, the location and height of any walls, signs, light standards, openings in the facade, and the general architectural character of the building.
- (4) Two (2) copies of a Preliminary Grading and Drainage Plan. Provide existing and proposed contours at 2 foot intervals. The existing contours shall extend a minimum of 25 feet beyond the property line. Also include any water course, storm drain pipe sizes, slopes and elevations, flood plains, unique natural features, natural hazards, proposed building finished floor elevation, etc.

NOTE: Front landscape areas cannot be used for the retention/detention of storm water.

- (5) Sufficient information relative to land areas adjacent to the proposed development to indicate land uses, zoning classifications, circulation systems, public facilities and unique natural features of the landscape.
- (6) Development Schedule (including phasing).
- (7) Names and addresses of property owners within 300 feet of proposed project on mailing labels (when required by staff)
- (8) Property Plat of area to be developed (available from the Salt Lake County Recorders Office), 2001 South State Street, Government Center, North Building, Room 1600, Salt Lake City, UT.
- (9) Other information deemed necessary by Planning, Public Works, Public Utilities, Fire, Police Departments.

5. **PRELIMINARY REVIEW PROCESS.**

- a. The Planning Staff circulates the site plans to the reviewing departments and agencies

and will act as the liaison between the reviewing departments/agencies and the applicant.

- b. Upon receipt of the information required by 15-11-01(B)(4)(c) the Departments shall review the preliminary site plan and either approve the plan as submitted or submit comments and corrections in writing showing required modifications to the plan.
- c. Once all Preliminary comments have been received by the Planning Staff from all departments, the Planning Staff will transmit all reviews and corrections to the applicant as one packet. The applicant is responsible to see that all comments and corrections are made prior to submitting the final site plans.

6. **PLANNING COMMISSION PRELIMINARY REVIEW** (if required).

Upon receiving and reviewing the Preliminary Site Plan comments and corrections from staff, the developer is responsible to see that all comments and corrections that may affect the layout of the site plan are corrected prior to submitting the revised site plan for review by the Planning Commission. If review of the Planning Commission is required, the following information is required to be submitted:

- a. Ten (10) copies of the Preliminary Site Plan, Water Conservation Landscape Plan and Architectural Building Elevations on 11" x 17" format,
- b. One (1) copy on 8 ½" x 11" format,
- c. Two (2) copies on 24" x 36" format,
- d. Other information that may be determined by staff to be necessary for review by the Planning Commission.

NOTE: Complete information must be submitted in time for staff to write the staff report for the project and for the information to go out to the Planning Commission with the staff reports. The Planning Commission will not review information given to them the night of the meeting.

7. **FINAL SITE PLAN REVIEWS BY STAFF.**

- a. The final site plan shall be reviewed by the Community Development Department to determine substantial compliance of the Final Site Plan with the Preliminary Site Plan (if required) and any conditions previously set by the Director, the Development Committee, the Architectural Review Committee (if applicable), or Planning Commission (when required). Said review shall also determine the Final Site Plan's quality and compliance with the intent and development standards of this Code.
- b. Submittal to staff for Final Site Plan Review shall include the following information:
 - (1) Eight (8) copies of the Final Site Plan Sheet (24" x 36" format),
 - (2) Two (2) copies of the Final Water Conservation Landscaping and Irrigation Plan (24" x 36" format) (unless already submitted with a Preliminary Site Plan),
 - (3) Two (2) copies of Site Drainage Plans with Drainage Calculations
(Provide horizontal and vertical alignments on plan and profile sheets. Include elevations, curve data, stationing, etc. at centerline and top back of curb [TBC]),
 - (4) Pre Development Fee (unless already paid with a Preliminary Site Plan Submittal),

8 **FINAL SITE PLAN APPROVALS BY STAFF**

- a. The Final Site Plan shall include all of the information required in the Preliminary Site Plan Review in its finalized, detailed form.
- b. Submittal to staff for Final Site Plan Approvals shall include the following information:
 - (1) Seven (7) Final sets of the Final Site Plans (stamped by a licensed architect or engineer), all Civil Drawings (stamped by a licensed engineer) and the Water Conservation Landscape/Irrigation Plans, showing all corrections required by all departments (no redlines are allowed on finals).
 - (2) Upon submittal and review to see that all corrections have been made, the final plans will be signed by the Community Development Director, the Planning staff member handling the Site Plan Review, the Chief Engineer of the Public Utilities Department & the City Engineer of the Public Works Department.
 - (3) Once signed by all City Officials, the Final Site Plans, Civil Drawing sets and Landscape/Irrigation Plans, along with the Agreement to Conditions are all required to be signed by the applicant. NOTE: All site plan sets, Agreements to Conditions, Improvement Guarantees and Improvement Agreements must be signed by the same person.
 - (4) In addition to the above, any new required items not submitted with the Preliminary Site Plan, including any required dedication documents, development fees and/or improvement guarantees and Improvement Agreements must be submitted at this time and prior to a grading and building permit being issued.

9 **Action on Site Plan.**

- a. If the Director determines that the application is incomplete or the necessary attachments have not been submitted, the Director shall notify the applicant of such determination by mailing or otherwise conveying an explanation to the applicant. An application for which such determination has been made may be resubmitted after revision to overcome the reasons for the determination.

In cases where a review by the Planning Commission is required, such re submission shall be made at least three (3) weeks prior to the scheduled review. If a development permit application is complete and in conformance with the provisions of this Code, the Director shall accept it and note the date of acceptance on the required copies.

- b. The Director is empowered to approve a Final site plan if the proposed use and development of land conforms to the provisions of this Code and the requirements of the Planning Division, City Attorney's Office, Public Works, Public Utilities, Police, and Fire Departments and other appropriate review agencies.
- c. Before a footing and foundation and building permit may be issued, all required City Fees shall be paid and an Improvement Guarantee shall be posted.
- d. The Director or the Development Committee may require approval of a site plan by the Planning Commission. This review shall be scheduled for the next regularly held meeting of the Planning Commission (if application is complete).

- e. If preliminary approval was required by the Planning Commission and no substantial action has occurred in twelve months, the application shall expire.
- 10 **Amendments to the Final Site Plan.** After final approval of a site plan, any minor changes in the Final Site Plan must be approved in advance by the Director. Further, the Director is authorized to approve only minor changes regarding the location, siting, or character of buildings and structures which have been made necessary by technical or other circumstances not foreseen at the time the Final Site Plan was originally approved. The Director is not authorized to approve changes which may cause any of the following:
- a. A change in the use or character of the development.
 - b. An increase in the overall density or intensity of use.
 - c. An increase in overall coverage of the site by structures.
 - d. A reduction of approved open space or proposed amenities.
 - e. A reduction of required off-street parking.
 - f. A significant alteration to pedestrian, vehicular & bicycle, circulation & utility networks.
 - g. A reduction in required street pavement widths.

All other changes in use, or rearrangement of lots, block, buildings, tracts or groupings, or any changes in the provision of common open space and other change as noted above shall be made by the Director only after a report from the Development Committee. Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the Final Site Plan was approved. Any changes in the Final Site Plan must be recorded as amendments in accordance with the procedure established for adopting the Final Site Plan.

11 **Failure to Begin and Continue Development.**

- a. Building permits shall not be issued until final site plan approval is granted.
- b. If no substantial construction has occurred in a development which has been granted final site plan approval pursuant to the provisions of this Code within one year from the date of granting of such approval, Director may revoke final site plan approval.
- c. The Director may extend the period during which any final site plan approval may be valid for a period not to exceed 12 months.

12. **Conformance to Traffic Engineering Standards.** The Director, the Development Committee, and the Planning Commission of Sandy City shall at all times during the site plan review process, consult with the Traffic Engineer and in all instances shall apply engineering standards as contained in the Manual of Uniform Traffic Control Devices, the American Association of State Highway and Transportation Officials publications and Sandy City requirements. No site approval shall alter, or amend or modify such engineering standards. In conforming to the standards as above described, the Director and Planning Commission shall consult with the Traffic Engineer.

13. **Guarantee of Performance.** The Director or Planning Commission shall require, in connection with the site plan review approval process, an Improvement Guarantee in favor of the City in an amount sufficient to assure compliance by the applicant with the requirements of the site plan review process.

14. **Occupancy of the Structure.** Occupancy of the structure shall be permitted only after the

exact requirements of the approved site plan have been either completed or adequate assurance, in the form of a an Improvement Guarantee, given to the City that the same shall be completed.

C. Requirements For Changes To Existing Structures and Sites

1. **Definitions.** For the purpose of this section, the following definitions shall apply:
 - a. **“Development Committee”** means the Committee established by the Sandy City Community Development Department as specified in Section 15-11-01(B) of this Development Code.
 - b. **“Landscape Plan”** means a plan showing the proposed location, type and size of all trees, shrubs and ground covers to be planted on the site as well as a complete water efficient irrigation system plan.
 - c. **“Public Improvements”** means all those improvements as called out in Section 15-13-17 (Guarantee for Improvements) of the Development Code, with reference to the “primary Guarantee” required.
 - d. **“Regrading and re-paving”** means changing of the established grades of an existing parking lot or paved area which significantly alters the existing grade that was constructed according to an approved site plan.
 - e. **“Site change”** means changes to the existing site improvements.
 - f. **“Use change”** means changing the use of the property from that which was intended by the original site plan to another use that will require changes to the original approved site plan.
2. **Requirement.** Modified Site Plan Review shall be required for the following:
 - a. Proposed changes to an existing building such as increasing the building’s exterior dimensions compared to the original, approved building footprint or height.
 - b. Proposed use change to previously developed property.
 - c. Proposed site change to previously developed property, such as additional paved areas for driveways, parking or storage; regrading and re-paving of existing paved areas, etc.
 - d. Other proposed changes to a previously developed building or property, as determined by the Sandy City Development Committee.
3. **Review Procedure** for Changes to Existing Structures & Sites.
 - a. **Pre-Application Conference with Planning Staff.** Persons desiring to modify a previously developed building or property, as set forth herein, shall meet with the Planning staff to obtain information regarding the Development Standards for the zone in which the project is located and to obtain information regarding the process of reviews and approvals.
 - b. **Development Committee.** Persons desiring to modify a previously developed building or

property shall meet with the Development Committee (unless otherwise determined by the Community Development Director that review by the Development Committee is not necessary) at a regularly scheduled meeting. The Committee will determine which City departments and other agencies will need to review the proposed modifications.

- c. Planning Commission Review Determination. If a project is an expansion of a Conditional Use or a Site Plan which requires approval of the Planning Commission, the Planning staff will determine (according to the Permitted and Conditional Uses listed in the Development Code) whether or not a particular project will require review by the Planning Commission. All Preliminary Plan reviews must be received by the Planning staff prior to the item being scheduled for Planning Commission Review.
- d. Preliminary Review Submittal. Once a determination has been made by the Development Committee as to which departments and agencies will need to review the modified site plan, the applicant shall submit:
 1. A sufficient number of copies of the Preliminary Site Plan drawn to an identifiable Engineering Scale (not smaller than 1" = 30') stamped by a registered Architect or Engineer (# of copies to be determined by the Planning staff).
 2. One copy of the proposed landscape plan (if applicable).
 3. The Site Plan Review Application.
 4. A Pre Development Fee (25% of the total Development Fee required for the area to be modified) The actual dollar amount will be determined by the Planning staff.
- e. Preliminary Review Process.
 1. The Planning staff circulates the site plans to the reviewing departments and agencies and will act as the liaison between the reviewing departments/ agencies and the applicant.
 2. Upon receipt of the information required by 15-11-01(B)(4), the Departments shall review the Preliminary Site Plan and either approve the plan as submitted or submit comments and corrections in writing showing required modifications to the plans.
 3. Once all Preliminary comments have been received by the Planning staff from all departments, the Planning staff will transmit all reviews and corrections to the applicant as one packet. The applicant is responsible to see that all comments and corrections are addressed prior to submitting the final site plans for Final Review and Approval.
 4. Any specific improvement requirements set forth in this Chapter shall constitute a general standard or guideline for purposes of Preliminary Review. Upon a proper factual showing by a property owner, such requirements may be reduced consistent with a reasonableness standard. The determination of the reasonable amount of public improvements to be dedicated, installed or upgraded shall be made by the Community Development Director, upon consultation with the Development Committee, based upon a finding that:
 - (a) There is a rational relationship between the required improvements and the anticipated needs of the community taking into account the immediate and direct impact of the proposed change and the long-term impact of the change on necessary services and facilities in the affected geographical area; and

- (b) The cost of public improvements do not require property owners to bear more than their equitable share of the capital costs in relation to the benefits conferred. The City may enter into short-term deferral agreements with property owners in order to improve the equitable apportionment of expenditure burdens for such improvements.
- f. Planning Commission Review (if required). Upon receipt of all reviews from the various City departments and other agencies, the applicant shall revise the site plan (if changes are necessary) and resubmit the following for review by the Planning Commission:
1. 12 copies of the revised Preliminary Site Plan
 2. Other information as may be required by the Development Committee.
- g. Final Reviews and Approval. The final site plan shall be reviewed by the City Departments and other agencies to determine its completeness and compliance with the Preliminary Site Plan. The final plan shall include all of the information required above by the reviewing departments and agencies.
1. The applicant shall submit Seven (7) copies of the Final Site Plan, Landscape Plan and Civil Drawings to the Planning Staff for review and Final Site Plan Approvals.
 2. The applicant is responsible to pay the required fees that apply to the proposed site modifications, post the required Improvement Guarantee for completion of all required site improvements and to complete all required improvements as shown on the approved plans.

15-11-02 Grading and Excavating Requirements

- A. **Purpose.** The purpose of this Chapter is to establish minimum requirements for grading and excavation work and the procedures by which these requirements may be complied with and enforced.

Compliance with the regulations of this Chapter in no sense excuses the developer from the applicable requirements outlined elsewhere in this Code, including the Sandy Subdivision Regulations; the Uniform Building Code (UBC), or any more restrictive provisions of covenants, agreements, or other ordinances or laws, or from obtaining any easements or authorization for grading on property not owned by the developer.

B. **Application For Grading And Excavating Permit**

1. Applications for a grading and excavating permit and site plan review shall be filed in writing by the property owner or legally authorized agent thereof with the Director of Community Development.
2. The application shall include grading and excavating plans as outlined in this Chapter and any required fees. A fee schedule is available at the Community Development Department as provided in the UBC, Chapter 70.
3. One application and permit are required for work to be done on each individual project site. If grading or excavation occurs prior to obtaining a permit, it shall be subject to penalties and abatement procedures, except work that qualifies in Section 15-11-02-I.
4. In granting any permit, the Director or his representative may attach conditions deemed necessary

to prevent creation of a nuisance or hazard to public or private property and to assure completion of the grading, including but not limited to:

- a. Improvement of any existing grading to bring it up to the standards of this Chapter or the recommendations of the City Engineer.
- b. Requirements for fencing or protection of grading which would otherwise be hazardous.
- c. Dust control, revegetation, noise control, hours of operations, sequence of work, weather condition requirements, and haul routes.
- d. Time allowed for the permit.
- e. Construction staking.
- f. Posting of guarantee of performance.

C. Grading Permit Requirements (Engineer Required)

1. Preliminary Grading Plan. Preliminary grading plans provide for land use review and determination of grading permit requirements prior to approval of final plans and issuance of a grading permit. Preliminary grading plans shall be submitted to and reviewed by the Director and the City Engineer or an authorized designee. A permit for rough grading may be issued based on preliminary plans and posting of an appropriate bond, as determined by the City Engineer. Final Site Approval must be obtained within 45 days after issuance of the preliminary grading permit. If final approval is not obtained, the permit will be terminated until such time as site plan approval is obtained. The site shall be restored as directed by the Director and the City Engineer. The plans shall be clearly and legibly drawn and entitled "Preliminary Grading Plans". They shall contain a statement of the purpose of the proposed grading. Each sheet shall be 24 inches by 36 inches, and no smaller than one inch equals 50 feet in scale, and signed by a licensed professional civil engineer and/or land surveyor unless otherwise determined by the Director and/or City Engineer. In special circumstances relating to the health, safety, and welfare of the public, the Director and/or the City Engineer may issue a special permit for resolution of a safety situation. The plans shall include the following, unless otherwise determined by the Director and the City Engineer:
 - a. A plan title, the name of preparer and date of preparation and the name and address of the property owner.
 - b. A vicinity sketch indicating the location of the site relative to the principal roads in the area.
 - c. A site plan indicating the site of the work and any proposed divisions of land.
 - d. The complete site boundaries and locations of any easements and rights-of-way traversing and adjacent to the property, appropriately labeled and dimensioned.
 - e. The locations of any existing and proposed roads, buildings, wells, pipelines, watercourses, and other structures, facilities, and features on the site and the locations of any improvements on adjacent land within 25 feet of the proposed work.
 - f. Typical cross-sections (not less than 2 sections) of all graded areas, existing and proposed

- widths and maximum cuts and fills at intervals not exceeding 500 feet. They shall depict topographic conditions not less than 50 feet outside the future rights-of-way. The vertical dimensions, both proposed and existing, of cuts and fills on each section shall be shown.
- g. Location of known soil type or geologic hazard areas.
 - h. Contour lines of the existing terrain and proposed finished grade at two (2) foot intervals throughout the area where the proposed grading is to occur. The contour lines shall be extended a minimum of 50 feet on either side of the affected area.
 - i. Approximate location of cut and fill lines for all the proposed grading work.
 - j. Location, width, direction of flow and approximate location of high banks of any water courses.
 - k. Approximate boundaries of any areas subject to geotechnical features which may allow saturation and create material instability.
 - l. Proposed provisions for storm drainage control and any existing and proposed flood-control facilities or septic tank drain fields in the vicinity of the grading.
 - m. Estimation of the quantities of excavation and fill, location of where export material will be hauled, , and the estimated starting and completion dates.
 - n. Planting and/or seeding along with necessary irrigation for the area affected by the proposed grading. If the export material is being hauled to a site located in Sandy City, a separate grading permit and grading plan shall be required for that site.
 - o. Planting and seeding along with necessary irrigation facilities for the area affected by the proposed grading. A planting schedule shall be submitted and approved by the Director.
 - p. North arrow and scale.
 - q. Such supplemental information as required for processing and approval of the design concept, such as wind and water erosion control. Please refer to section 15-19-6 for additional information.
 - r. Where feasible, existing trees and shrubs should be protected. The plans shall indicate which trees are proposed to be removed or, if to be protected, construction details thereof. Provide ribbon or other marking on all trees and shrubs that are to remain.
 - s. Other information required to process the application.
2. Final Grading Plan (Engineer Required). Final plans and specifications shall be prepared on sheets 24 inches by 36 inches and signed by a licensed professional civil engineer and registered land surveyor, as the Director and City Engineer may require. The plans shall include the following, in addition to requirements for preliminary grading plans, unless otherwise determined by the Director and City Engineer:
- a. A title block showing the title "grading plan" and statement of the purpose of the proposed grading, the name of the party for whom the plan is prepared, the name of the engineer or

- firm by whom this plan is prepared, date of drawing and dates of amendments, subsequent revisions, scale of the drawing, etc.
- b. Accurate contour lines at 2 foot or appropriate intervals, as approved by the City Engineer, showing the configuration of the ground before and after grading relative to a bench mark established on site.
 - c. Location, extent and finished surface slopes of all proposed grading and final cut and fill lines.
 - d. Specifications, cross-sections, profiles, elevations, dimensions and construction details based on accurate field data.
 - e. Construction details for roads, watercourses, culverts, bridges and drainage devices, retaining walls, cribbing, dams, erosion protection, sediment control and other improvements existing or to be constructed. Where water quantity is a design factor, the plans shall be accompanied by a plat showing the drainage area of land tributary to the site, the run-off computations for the area, and calculations of the carrying capacity of watercourses. Drainage features need to be in compliance with Title governing Sensitive Area Overlay Regulations and Subdivision Design Standards, along with the latest published city requirements including the Sandy City Standards and Details for Municipal Construction.
 - f. Temporary measures (mechanical devices such as silt fences, temporary dams, straw bales, storm water inlet protection, erosion blankets, etc.) where appropriate for sediment control during the construction period and until such time as this temporary ground cover has become established.
 - g. A landscaping plan, and a schedule of permanent slope plantings to replace the temporary ground cover and watering facilities, as needed.
 - h. An estimate of the quantity of excavation and fill adjusted for anticipated swell or shrinkage. Show the locations of all borrow sites and location of where export material will be hauled and the estimated starting and completion dates. If the export material is being hauled to a site located in Sandy City, a separate grading permit and grading plan shall be required for that site.
 - i. Itemized cost estimate of the proposed grading and related work.
 - j. Other information as may be required.
3. Final Grading Plans (Engineer Not Required). All plans and specifications shall be prepared and signed by a licensed professional civil engineer and registered land surveyor, except that the Director and City Engineer may waive, in writing, this requirement, for minor grading not endangering the public health, safety or welfare as determined by the Director and the City Engineer.
4. Modification of Approved Plans
- a. Proposed modifications which substantially change the location or scope of grading, as determined by the City, shall be submitted to and approved in writing by the Director and City Engineer prior to modification.

- b. All necessary soils and geological information and design details shall accompany any proposal to modify the approved grading plans.
 - c. The modification shall be compatible with any subdivision map or land use requirements.
5. Distribution and Use of Approved Plans. One set of reproducible, approved and dated plans and specifications shall be retained by the Director, two sets of prints for the City Engineer when applicable, and one set of reproducible, approved and dated plans and specifications shall be returned to the applicant, or his engineer. The applicant shall supply reproductions of approved, stamped, and dated plans for use by the project work crew. One or more sets of approved plans shall be retained on the site at all times during the work. If work is performed without the latest revised set of approved, stamped, and dated plans at the work site, a stop work order may be issued causing work to cease. The stop work order will remain until such time as approved, stamped, and dated plans are obtained.
6. Compliance With Permit Requirements and Plans. The developer shall be responsible for compliance with the requirements of this Chapter and related laws, including but not limited to the UBC, Chapter 70; AASHTO specifications, the Sandy City Development Code, and the Sandy City Standard Specifications and Details for Municipal Construction.
7. Final Review and Approval.
- a. Review by City Engineer. Before a final grading permit may be issued by the Director, the final grading plans and application must be reviewed and approved by the Sandy City Engineer and any other departments or commissions of Sandy City deemed necessary to ensure that all applicable engineering standards and building code requirements have been met.
 - b. Submission to Director. A complete set of plans, including profiles, cross-sections and specifications shall be submitted to the Director with each application for a grading permit, and when otherwise required by the Director, for enforcement of any provisions of this Chapter. When the final plans have been approved as provided and ordinance requirements met, a grading permit shall be issued by the Director. The work shall be done according to the approved plans and specifications, which shall not be changed without written authorization of the Director and City Engineer.

D. Responsibility Of The Developer

- 1. Protection of Utilities. The developer shall be responsible for the prevention of damage to any public utilities or services.
- 2. Protection of Adjacent Property. The developer and person doing or causing the grading are responsible for the prevention of damage to adjacent property. No person shall excavate on land sufficiently close to the property line to endanger any adjoining public street, sidewalk, alley or other public or private property, without supporting and protecting such property from any damage that might result.
- 3. Inspection Notice. The developer shall notify the Director and City Engineer at least 48 hours prior to the start of work.

4. Temporary Erosion Control. The developer shall put into effect and maintain all precautionary measures necessary to protect adjacent watercourses and public or private property from damage by water erosion, flooding, or deposition of mud or debris originating from the site. Precautionary measures must include provisions of properly designed sediment control facilities so that downstream properties are not affected by upstream erosion. Wind erosion control shall follow regulations of Section 15-11-02-F.
 5. Permit to Work in Public Way. The developer shall obtain a separate permit from the Sandy City Public Works Department for any work performed within Sandy City Public Way.
 6. Traffic Control and Protection of Streets. The developer shall provide flagmen, signs, barricades, etc., to ensure adequate safety when working in or near public streets. Developers shall comply with all applicable Sandy City ordinances, State laws, and the current edition of the Manual on Uniform Traffic Control Devices.
 7. Hazard From Existing Grading. Whenever the Director and City Engineer determines that any existing excavation, embankment or fill has become a hazard to life or limb, or endangers structures, or adversely affects the safety, use, or stability of a public way or drainage channel, the owner of the property upon which the excavation, embankment, or fill is located, or other person or agent in control of said property, upon receipt of notice in writing from the Director or City Engineer, shall within the period specified therein repair, reconstruct or remove such excavations, embankment, or fill to eliminate the hazard. The Director or City Engineer shall have authority to cause any situation deemed by the city to be a hazard resulting from such grading to be remedied to the satisfaction of the Director or City Engineer. The party responsible for grading shall promptly pay City for any costs or expenses reasonably incurred by the City for such work. If payment is not received within 30 days of notice, the City may make demand upon the bond or surety that was required prior to issuance of any grading permit.
 8. Tracking of Dirt onto Public Streets. The developer shall provide for adequate cleaning of equipment to prevent the tracking of dirt and debris onto public streets, and shall be responsible for cleaning streets in a manner and at intervals as required by the City Engineer.
 9. Maintenance of Waterway and Irrigation Canals. The developer shall take all precautionary measures to protect and maintain the flow of waterways and irrigation canals. The developer shall obtain any permit required by the party with jurisdictional authority for the waterway or canal.
- E. **Design Standards.** The following shall be considered to be the minimum required standards for cuts, fills, drainage, erosion control, revegetation and maintenance, unless otherwise determined by the City Engineer upon review of plans submitted by a licensed professional engineer.
1. Cuts.
 - a. Maximum Slope.
 1. Cuts shall not be steeper in slope than 2 horizontal to one vertical, unless a soils engineering and an engineering geology report is filed with the Director certifying that the site has been investigated and indicating that the proposed steeper slope will be stable and will not endanger any private or public property, or result in the harmful deposition of debris on any public way or interfere with any existing drainage course.

2. The Director and the City Engineer may require the excavation to be made with a cut face flatter in slope than 2 horizontal to one vertical if necessary for stability and safety. Cut slopes shall be rounded into the existing terrain to produce a contoured transition from cut face to natural ground.
 - b. Drainage Terraces. Cut slopes exceeding 30 feet in vertical height shall have drainage terraces at vertical intervals not exceeding 25 feet except that where only one terrace is required, it shall be at approximately mid-height, unless some other location is approved by the Director and City Engineer. The design and construction of the drainage terraces shall conform to the requirements of this Chapter and the Uniform Building Code, as adopted.
 - c. Expansive Soils. If during the grading operation, expansive soil is found within two feet of the finished lot grade of any area intended or designed as the location for a building, the expansive soil shall be removed from such building area to a depth specified by a licensed professional civil engineer and replaced with nonexpansive soil properly compacted. The City Engineer may approve other procedures such as footing designs or floor slab designs certified by a professional engineer to alleviate any problem created by such expansive soil.
 - d. 100 Year Storm. No cut shall be allowed in a natural drainage course without a mitigation plan indicating the allowable passage of a 100 year storm that has been approved by the appropriate agency.
2. Fills.
- a. Fills shall be constructed in layers. The loose thickness of each layer of fill material before compaction shall not exceed 8 inches. Completed fills shall be stable masses of well integrated material bonded to adjacent materials and to the materials on which they rest. Fills shall be competent to support anticipated loads and be stable at the design slopes shown on the plans. Proper drainage and other appropriate measures shall be taken to ensure the continuing integrity of fills.
 - b. Compaction. All fills shall be compacted throughout their full extent to a minimum of 90 percent of maximum density with an average of 95 percent. Any soil underlying footings, foundations, or other structures shall have a minimum density of 95 percent. The Developer shall perform sufficient tests as determined by the City Engineer for reasonable assurance of compliance with the provisions of this Section.

Exception:

Compaction may not be less than 90 percent of maximum density, as determined by the above test, within 6 inches of the slope surface when such surface material is placed and compacted for the planting of the slopes by a method acceptable to the Director and/or the City Engineer.

The Director may require that an investigation be made by a soils laboratory to establish the characteristics of the soil, the amount of settlement to be expected, and the susceptibility of the soil to erosion or slippage.

- c. Preparation of Ground to Receive Fill. The natural ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, top soil, or other incompetent material, and where slopes are five horizontal to one vertical, or steeper, by benching into competent material. The lowermost bench shall be at least 10 feet wide, except where

- recommended by the City Engineer. Subdrains shall be provided under all fills placed in natural drainage courses and in other locations where seepage is evident. Such subdrainage systems shall be of a material and design approved by the City Engineer and acceptable to the Director. The location of the subdrains shall be shown in plan and elevation views on the plan. Such drains shall be designed to accommodate runoff of a 100-year storm. No fill shall be allowed in a natural drainage course without a mitigation plan approved by the appropriate agency.
- d. **Fill Slopes.** No fill shall be made which creates an exposed surface steeper in average slope than two horizontal to one vertical, exclusive of benches and exclusive of rounds described herein, unless permitted by the Director and City Engineer after receipt of a report by a licensed professional civil engineer, based on appropriate laboratory tests, certifying such steeper slope will be stable and will support erosion control plantings, when required by the City. The Director and City Engineer may require that the fill be constructed with an exposed surface flatter than two horizontal to one vertical, or may require such other measures as he deems necessary for stability and safety. Fill slopes shall be rounded into existing terrain to produce a contoured transition from fill face to natural ground and abutting cut or fill surfaces where conditions permit.
 - e. **Fill Material.** No organic material shall be permitted in fills. Rock or similar irreducible material with a maximum dimension greater than 12 inches shall not be buried or placed in fills within 2 feet of a finished grade. When such greater sized material is placed in fills it shall be done in accordance with specifications prepared by the City Engineer.
 - f. **Drainage Terraces.** Fill slopes exceeding 30 feet in vertical height shall have drainage terraces at vertical intervals not exceeding 25 feet, except that where only one terrace is required, it shall be at approximately mid-height unless some other location is approved by the Director and City Engineer. Such drainage terraces shall be at least 6 feet wide and shall be designed and constructed so as to provide a swale or ditch having a minimum depth of one foot and a longitudinal grade of not less than four percent nor more than 12 percent. There shall be no reduction in grade along the direction of flow unless the velocity of flow is such that slope debris will remain in suspension on the reduced grade. Downdrains or drainage outlets shall be provided at approximately 300 foot intervals along the drainage terrace or an equivalent location. Downdrains and drainage outlets shall be approved materials and of adequate capacity to convey the intercepted waters to the point of disposal. The terrace, including the swale or ditch, shall be protected from erosion by an especially designed drainage way with a concrete or asphalt lining that discharges into a safe disposal area. If the drainage discharges onto natural ground, adequate erosion protection shall be provided.
 - g. **Slopes to Receive Fill.** Fill placed on the top of an existing or proposed cut or natural slope shall be set back a minimum distance of 3 feet measured horizontally from the edge of the cut or slope. Tests to determine the density of compacted fills shall be made by the developer on the basis of not less than one test for each two-foot vertical lift of the fill, but not less than one test for each 1,000 cubic yards of material placed. An additional density test at a point approximately one foot below the fill slope surface shall be made on the basis of not less than one test for each 1,000 square feet in slope surface, but not less than one test for each ten-foot vertical of slope height. Additional tests may be required throughout the fill as determined by the City Engineer or the Director. All tests shall be reasonably uniformly distributed within the fill or fill slope surface. Results of such testing and location of tests shall be certified by the developer in writing and submitted to the Director for review by the City Engineer.

- h. **Expansive Soils.** In areas intended or designed to support buildings, expansive soil shall not be placed within 2 feet of the finished grade unless recommended by a licensed professional civil engineer based on laboratory tests and the certification that a design of footings or floor slab or other procedure will alleviate problems created by placing the expansive soil within such building areas, as reviewed and approved by the Director and City Engineer.
- 3. **Setbacks.** Cuts and fills shall be set back from property lines and from existing buildings as shown in the accompanying illustration (H=vertical height of the slope). The Director and City Engineer may increase these dimensions based on information showing that the dimensions do not provide adequate safety or comply with other City ordinance requirements.
- 4. **Drainage.**
 - a. **Disposal Requirements.** All drainage facilities shall be designed to carry surface and subsurface waters to the nearest practical street, storm drain and natural watercourse as approved by the Director and City Engineer. Adequate provisions shall be made to avoid damage to adjacent and downstream properties. The following additional restrictions also shall apply:
 - 1. Water shall not pond above cut or fill slopes or on drainage terraces. Adequate drainage facilities shall be provided to prevent such ponding.
 - 2. Areas designed for buildings shall be graded to provide for at least a two percent slope away from the building.
 - 3. All drainage facilities shall be capable of handling runoff from a 10-year storm and in natural drainage areas the drainage facility shall be capable of handling runoff from a 100-year storm. The 100-year design flow channel will be designed to carry water in the roadways or large natural channels where property damage will be minimized.
 - 4. All provisions of the Sandy City Storm Drainage and Flood Development Ordinance 83-18 shall be complied with.
- 5. **Erosion Control.**
 - a. **Slope Protection.** Provisions shall be made to minimize damage to the face of cuts and fills. Down slopes shall be protected from surface water runoff from above by dikes, swales or cutoff ditches, as required by the Director and City Engineer.
 - b. **Dikes, Swales and Ditches.** When required, dikes, swales and ditches or other methods approved by the Director and/or the City Engineer shall be designed and constructed to control runoff and erosion from graded areas. Where concentrated drainage discharges onto natural ground effective measures shall be taken to dissipate the energy and, where practical, release the accumulated waters as sheet flow unless the discharge is directed into a storm sewer or natural water course.

F. Soil Erosion/Blowing Dust As A Public Nuisance

- 1. **Declaration of Nuisance.** Soil erosion caused by wind and dust storms produced thereby and blowing of dust, soil and sand are hereby declared to be destructive of property and natural resources of the City; and are harmful to the health and well-being of the residents of the City.

The Sandy City Council does hereby declare conditions causing, allowing or maintaining blowing dust, soil or sand to be public nuisances.

2. Duty of Landowner. To conserve property and the natural resources of the City and to prevent injurious effects of blowing dust, soil or sand, it is the duty of the owner of real property and the duty of all responsible parties to prevent, by appropriate means, the blowing of dust, soil or sand.
3. Action by City Engineer. When the City Engineer is advised of blowing dust, soil or sand and is supplied with a description of such nuisance, or when by reason of such blowing the streets or other public property are damaged, the City Engineer is authorized to immediately inspect or cause to be inspected the source of such blowing.
 - a. Should the City Engineer determine that such blowing is injurious to persons, property, streets, public property or public health and convenience, the City Engineer shall then determine what may be done to prevent or lessen such nuisance.
 - b. Should the City Engineer determine that such blowing can be prevented or lessened, he is hereby authorized to issue an order to the responsible party specifying the nature of the nuisance, the treatment required, the extent thereof, the date by which such treatment is to be commenced and the date such treatment is to be completed.
 - c. Notice of such order shall be served by certified mail, postage prepaid, to the last known address of the responsible party.
4. Method of Enforcement. If the treatment ordered by the City Engineer is not performed in the manner and to the extent specified in the order, and if no appeal is made; or, if it is not performed in the manner, to the extent, and within the time specified in the order or amendment thereof or within three (3) days of any decision as a result of an appeal of an order issued by the City Engineer, the City Attorney may bring an action for abatement of the blowing condition as authorized by the provisions of Sections 10-11-1 and 76-10-806, U.C.A. 1953, as amended, or its successor section and the bond shall be declared forfeited in the amount necessary to complete the treatment required plus 50% service charge or may bring a criminal action.
5. Revegetation.
 - a. The loss of trees, groundcover, and topsoil shall be minimized on any grading project. In addition to mechanical methods of erosion control, graded areas shall be protected to the extent practical from damage by erosion by planting grass or ground cover plants and trees. Such plantings shall provide for rapid, short-term coverage of the slopes as well as long-term permanent coverage. A plan by a landscape architect may be required by the Director and/or the City Engineer.
 - b. Timing of Planting. Weather permitting, the planting shall be completed not more than 30 days after completion of the grading, or of a portion thereof on large projects. Planting for erosion control need not be provided for slopes that are not subject to erosion.
 - c. Vegetation Removal. If the project is abandoned after vegetation removal has taken place, the area shall be planted as provided herein. If the work is suspended for an extended period, the Director and/or the City Engineer may require the developer to provide temporary planting as needed to control wind and water erosion.

6. Maintenance.

- a. Irrigation. Slopes required to be planted shall be provided with an approved system of irrigation where needed for planting propagation and continued maintenance. The plans shall be submitted and approved as a part of the grading permit. If hose bibs are installed, they must be at conveniently accessible locations, where a hose no longer than 50 feet is necessary for irrigation.
- b. The requirement for a permanent irrigation system may be modified upon the recommendation of a landscape architect based on the type of plants selected, the planting methods, and the soil and climatic conditions at the site, as approved by the Director and/or the City Engineer.
- c. Establishment of Planting. The planting and irrigation system required by this section shall be installed as soon as practical after rough grading. Prior to final approval of grading and before the release of the total grading bond, the planting shall be well established.
- d. Other Standards. The Director and City Engineer may adopt supplementary engineering standards as may be appropriate for the carrying out of the provisions of this Chapter.

G. Securities And Guarantee Of Performance. Bond Required. A bond shall be required to assure faithful performance of the work on the project. A permit shall not be issued for grading and excavating unless the permittee first posts a bond in a form acceptable to the City, in sufficient amount to cover the cost of required work, as determined by the City Engineer.

In areas determined by the Director and/or the City Engineer to be erosion sensitive, a cash bond shall be posted prior to the issuance of a grading permit or final approval of development site plans or a subdivision site plan. The amount of the bond shall be established by the Director and City Engineer. Such bond shall be in addition to any other escrow or surety bond required to guarantee performance.

H. **Reports And Construction Requirements And Procedures**

1. Reports.

- a. Soils Engineering Report. The Director and/or the City Engineer may require a soils engineering investigation and a report by a qualified engineer based on the most recent grading plan. Such report shall include laboratory tests and data regarding the nature, distribution, and strength of existing soils; conclusions and recommendations for grading procedures, and design criteria for corrective measures.
- b. Engineering Geologic Report. The Director and/or the City Engineer may require an engineering geologic investigation prior to issuing the permit, based on the proposed grading and land use plan(s) and geologic hazard maps. The engineering geologic report, when required, shall include an adequate description of the geology of the site, and conclusions and recommendations regarding the effect of geologic conditions on the proposed grading and land use.
- c. Reports Approved by Director and/or the City Engineer. All reports shall be subject to approval of, and supplemental reports and data may be required by the Director and/or the City Engineer. Recommendations included in the reports and approved by the Director

and/or City Engineer shall be incorporated in the grading plans or specifications.

- d. **Final Reports.** The Director and/or the City Engineer may require final reports including, but not limited to, certification of slope stability and soil bearing capacity, summaries of field and laboratory tests, locations of tests, recommendations regarding building restrictions or foundation setbacks, and other information determined to be necessary by the Director and City Engineer. The final soils or engineering geologic report shall be based on the "as-built" grading plan and shall specifically contain approval of the grading as affected by soils or geologic factors. A revised geologic map and cross-sections may be required.

2. Construction Requirements and Procedures.

- a. **Authorization of Private Civil Engineer to Inspect the Work.** Upon request, the Director may authorize a private licensed professional civil engineer to perform the inspection work, and certify compliance with the approved plans and render any required reports. The permittee shall make his own contractual arrangements for such engineering services and be responsible for payment of all costs.
- b. **Changes in Plans.** The permittee shall cause the work to be done in accordance with the approved plans and any instructions or recommendations by the private engineer. If, during the course of construction, the engineer finds that the work is not being done substantially in accordance with the approved plans and specifications, he shall immediately notify in writing the person in charge of the work and the Director and City Engineer of the nonconformity and the corrective measures to be taken. When changes in the plans are required, he shall prepare such proposed changes and submit them to the Director and City Engineer for approval.
- c. **Notification of Work Completion.** When the grading work has been completed, the Director and the City Engineer shall be notified. Final approval and release of bond shall not be granted until all the work has been completed and the "as-built" grading plan and any required reports have been submitted and approved by the Director and City Engineer.
- d. **Bond Release.** The City Engineer will release the bond with concurrence of the Director with the exception of that portion held for guarantee and warranty of the work upon satisfactory completion and inspection of the approved grading or excavation.

I. **Prohibitions And Exemptions**

1. **Prohibitions.** No person shall do any grading, either cuts or fills, or cause or allow the same to be done on real property which he owns or controls without first obtaining a grading permit, unless exempt hereunder.
2. **Exemptions.** The following grading may be done without obtaining a permit, providing it meets the applicable exemption requirements, and does not endanger adjacent property or divert or impair the flow of water in a watercourse, or cause a public nuisance. Any grading work that is done without a permit and not conforming to these limitations and the exemption provisions herein shall be deemed a violation subject to penalties and abatement procedures.
 - a. Minor projects which have cuts or fills, both of which are less than five feet in vertical depth at their deepest points measured from the natural ground surface, and both of which are less than 150 cubic yards of material on any one site, and do not create significantly unstable

slopes.

- b. Grading on projects not requiring a building permit to be done by or under the supervision or construction control of a governmental agency (where that agency assumes full responsibility for the work). All such grading shall be shown on the approved plans and inspected and approved by the City.
- c. Valid Building Permit. Grading in connection with a building, swimming pool, retaining wall, or other structure shall be authorized by a valid building permit. All such grading shall be shown on the approved plans and inspected and approved by the Chief Building Official and City Engineer. This exemption shall not affect the applicability of this Chapter to, nor the requirements for, a grading permit for any excavation having an unsupported vertical bank greater than 5 feet in height after the completion of such structure, or any fill which is removed from the site or not shown on approved plans and inspected.
- d. Agriculture. Grading done exclusively for the growing of agricultural crops or the raising of livestock.
- e. Trenching. Trenching well holes, post holes, and grading incidental to the construction or installation of underground pipe lines, septic tank drainfields, conduits, electrical or communication facilities, drilling or excavation for well holes or post holes. Such work shall be backfilled and shaped to the original contour of the land immediately after the completion of the work or within 45 days after the start of the work, whichever is sooner. If the trenching takes place in the public right of way, an excavation permit shall be obtained from the Public Works Department and all work must conform to the requirements outlined under the latest edition of the Sandy City Standard Specifications and Details for Municipal Construction.
- f. Excavations for Soils or Geological Investigations by a Soils Engineer or Engineering Geologist. Such work shall be backfilled and shaped to the original contour of the land under the direction of the soils engineer or engineering geologist immediately after the investigation or within 45 days after the start of the work, whichever is sooner. All work shall conform with the latest edition of the Sandy City Standard Specifications and Details for Municipal Construction.
- g. Cemeteries. Excavation or deposition related to grave sites.
- h. Exemption for Dumps, Mines and Quarries. Grading within the site of a refuse disposal dump, sanitary landfill, quarry or plant for excavating and the processing and stockpiling of rock, sand, gravel, aggregate or clay, provided that such grading or other activities are established and operated in accordance with all laws and the requirements of all permits. Except in the event of reclamation, all City standards must be adhered to.
- i. Maintenance of Existing Firebreaks and Roads. Maintenance shall mean keeping the firebreak or road in substantially the same condition it has been in previously. Prior to the first maintenance or new construction operation for each existing firebreak or road, or portion thereof, after adoption of this Chapter, a permit shall be obtained from the Director as provided herein. Succeeding maintenance operations meeting the requirements of this exemption shall not require a permit.

3. Permit Denial for Geologic or Flood Hazard. If the Director or City Engineer determines that the

land area in which grading is proposed is subject to a geologic or flood hazard, that no reasonable amount of corrective work can eliminate or sufficiently reduce, grading permits may be denied.

4. Violation of Other Ordinances. The Director shall not issue a grading permit unless all proposed land uses shown on the application or the grading plans for the site will comply with all provisions of the Sandy City Development Code, and all other applicable ordinances.

- J. **Appeals.** Any person adversely affected by a decision of the Director, City Engineer, or Department of Community Development, may file an appeal in writing pursuant to the provisions of Chapter 15-01 of this Title.